

ELK RIDGE PLANNING COMMISSION

February 25, 2016

TIME AND PLACE OF MEETING

A regularly scheduled meeting of the Elk Ridge Planning Commission was held on Thursday, February 25, at 7:00 p.m. at 80 East Park Drive, Elk Ridge, Utah.

ROLL CALL

Commissioners: Stacey Peterson, David Clark, Jim Chase, Lisa Phillips, Gregg Anderson, Paul Crook

Absent: Colin Logue

Others: Mayor, Hal Shelley

Royce Swensen, *City Recorder*

Shay Stark, *City Planner*

Brianne Bailey, *Planning Commission Coordinator*

Cody Black, *Public Works Director*

Deputy Sheriff, Cheri Rhoades

Public: Jill King, Leslie King, Jeff Bell, Janae Bell, Ty Ellis, Anette Brigham, Jared Barton, Paul Palmer,

Diana Sellers, Stephanie O'Brian, James Thomas, Justin Meyer, Brant Ludwig, Travis Tucker, Terry Martens, Cary

Robarge, Ben Carbone, Darlene Carbone, George Woodruff, Kaylee Clawson, Aaron Clawson, David Ricard,

Felicia Ricard, Lari Fitzgerald, Rob Fitzgerald, Thomas Braithwaite, Kalex Braithwaite, Spence Sheets, Peggy

Ipsen, Jack Waterman, Diana Robbins, Shawn Eliot, Melanie Paxton, Brent Skipper, Sam Drown, Dale Bigler,

Dallan Olsen, Angelia Olson, Tori Mitchell, Melanie Hoover, Steven Anderson, Becky Ellsworth, Debbie Cloward,

Daniel Meredith, John Lemmons, Tricia Thomas, Skylar Peterson, Nathan Ekstrom, Brian Burke,

OPENING ITEMS

Stacey Peterson welcomed at 7:00 PM. Opening remarks were said by Jeff Bell followed by the pledge of allegiance.

APPROVAL OF AGENDA

There were not any changes to the agenda.

DAVID CLARK MOTIONED AND GREGG ANDERSON SECONDED TO APPROVE THE AGENDA AS CURRENTLY WRITTEN. VOTE: YES - ALL (6), NO - NONE, ABSENT - (1) COLIN LOGUE

PUBLIC HEARING AND ACTION

1. PROPOSED AMENDMENT TO THE CITY OF ELK RIDGE LAND USE MAP

Shay Stark, presented an overhead view of the Land Use Map and discussed the annex property being considered for re-designation, which it's not currently part of the City of Elk Ridge. Mr. Stark explained how it will take a while before we would get to development but it could really benefit South Salem and Woodland Hills. If approved, it would allow the city to fund further research for development to see which kinds of economic development would be best for this area and to spend some time looking at the codes and enhancing them so the city can direct the development to fit in with the city. Shay also discussed the possibility of looking into economic development grants.

Stacey Peterson opened the meeting for public comment.

Anette Brigham stated that she is against large commercial development of the area. Mrs. Brigham feels that this step is an extreme change in the overall vision of Elk Ridge and just because you develop commercial property it doesn't guarantee commercial success. She recommends Elk Ridge City slow down and take a look at the growth of the city more closely.

Stephanie O'Brian explained that Federal regulations for lighting will be strict to prevent gas spills and we will not be able to have just a simple mom and pop gas station. So light pollution is one of her primary concerns for Elk Ridge city. Mrs. O'Brian feels that if commercial ventures fail it will be an eye sore and will end up creating more problems for the city. She was interested to know if we would be bringing in outside or inside sources to review the city codes and do research on the annex property. Mrs. O'Brian feels that the city needs to take a look at the budget and see if there is anything that can be cut to help offset the need for this commercial development.

Paul Palmer He would like to see the property zoned residential. He would not have built here if it had commercial development to begin with. He doesn't think commercial will make it in Elk Ridge.

Leslie King agreed to the points that have been explained so far. One of his main concerns was how all of this would affect the property value on his home and what exactly he would be looking at if commercial was developed behind his home. He stated he would rather pay higher taxes to maintain the feel and look of Elk Ridge city.

Debbie Cloward explained she is here representing Allred Orchards and Allred properties and they are going to continue to farm and run the orchards. She explained that her parents set up a long term plan for them to be there and she just wanted to let us know of their intentions and goals.

Terry Martins agreed to the points that have been explained so far. He is concerned with the fact this is going to be zoned commercial before the city even knows what kind of businesses will be put in. He feels we need to have zoning laws or zoning codes already in place before the city re-zones this commercial. Mr. Martins asked if the city is abandoning the other piece of commercial property the city owns and using the annex property in place of the city property. He explained that Elk Ridge is a hillside community and we are not looking at this property at ground level the residents will be looking down on this property and there is no way to diffuse lighting, business, or traffic. Mr. Martins explained that if we even propose putting a gas station along that canal, we are just asking for problems.

Jared Barton agrees with everything that has been said. Mr. Barton explained that he understands the financial situation that Elk Ridge is in. He read out of the General Plan for Elk Ridge city in the Intent and Purposes section, sub section D, which states in our development that we will do everything with can to protect in both urban and non-urban development to protect property value. He stated that developing commercial property it will not protect his property value. He feels like the whole city should have been notified of this public hearing and the changes in consideration not just a select handful.

Erin Clawson agrees with all the points that have been said so far. Mr. Clawson, explained that he did extensive research on the lot he purchased and had he known the city would even consider commercial development on the annex property he would not have built his home in that location. Kaylee Clawson agrees with what has been said so far. Mrs. Clawson, explained that in the General plan it states there will be quiet residential conditions for the rearing of children. She has an autistic child who likes to run away and she wants to make sure that there are quiet, safe, play conditions for him outside. Mrs. Clawson, explained she is opposed to the commercial development and the gas station. She explained how commercial development can also include townhomes or condominiums, and she is opposed to that idea as well, she explained that over time the units turn into rentals and become very worn down and can end up looking like the slums.

Ben Carbone agrees with what has been said so far. Mr. Carbone explained that the city will need to take into account getting and Environmental Impact report and asked who would be maintaining Elk Ridge Drive as hundreds of cars would be going down that road more for the commercial development if approved.

David Ricard agrees with everything that has been said. He would really like to see Elk Ridge city adapt an architectural committee so everything looks uniformed. Mr. Ricard is opposed to the commercial development.

Brant Ludwig agrees with what has been said so far. He likes Elk Ridge because of the views of nature, landscaping, and peacefulness. Mr. Ludwig feels if Elk Ridge chooses to develop commercial or townhomes in that area it will end up looking like the slums and that's the last thing he wants to see, is a gas station as the face of Elk Ridge.

Seth Packard is not really in agreeance with commercial development and feels the property should be kept as residential but if it does end up getting approved as commercial than he feels that it should be very hand chosen and a lot of careful consideration as to what kind of commercial development would be going in. Mr. Packard doesn't want the city to pull the bully card and say our hands are tied and the property is commercial and we can develop whatever we choose.

Melanie Hoover feels that everyone is jumping the gun a little. She explained the city zoning request is for property currently in the county, if it were to be annexed into the city it would be reclassified as commercial. If it were not zoned commercial she doesn't know how the city can stay afloat with the budget that it has right now. Mrs. Hoover explained how just a small portion of the property taxes actually go to the city and it's really hard for the city to operate on property taxes alone. She doesn't feel like it is fair for everyone to assume and race to judgement saying they do not want a gas station built. She explained that when it boils down to it are the residents really going to pay more property taxes or utility fees.

Mrs. Hoover suggested that the residents attend the city meetings when there is a proposed tax increase and voice your support, because those that attend the meetings are usually the ones in opposition and the proposals tend to get shut down. She expressed that we don't want the city to go into debt and it only seems logical to develop commercial businesses.

John Lemmons agrees with everything that has been said. He feels that his property value would be threatened by this decision. Mr. Lemmons really loves the community and living here and he really enjoys the fun runs and festivals. He likes being able to see all the stars at night and feels Elk Ridge is a very special place. Mr. Lemmons expressed he is willing to pay the increased fees for property taxes or utilities to keep the city from developing commercial businesses.

Stacey Peterson closed public comment.

Stacey Peterson opened discussion between Planning Commission members.

Mayor Shelley explained that no one else in the city has proposed economic development since he has been Mayor but him. So if the residents have questions or concerns they can come directly to him. He has spent a lot of time doing research to look into this issue as much as possible. Mayor Shelley explained one of his concerns is what he can do to limit the kinds of businesses coming in if the proposal is approved. He expressed his interest in the public comments tonight and is grateful for some of the new insight on this proposal. He explained that if we could do a 100% tax rate increase to residents in Elk Ridge we would break even. Mayor Shelley recommended that residents attend the Truth in Taxation meeting this year and other meetings and become involved and voice their support for the tax rate increase. He stated if the commercial is not going to succeed in the city and succeed with the residents he does not want it in the city. He is trying to help the city as best as he can, he lives here too and loves Elk Ridge and the residents here.

DAVID CLARK MOTIONED AND STACEY PETERSON SECONDED TO TABLE THIS AND TAKE INTO CONSIDERATION THE COMMENTS THAT WERE MADE TONIGHT. VOTE: YES - ALL (6), NO - NONE, ABSENT - (1) COLIN LOGUE

2. PROPOSED AMENDMENT TO THE CITY OF ELK RIDGE TRANSPORTATION MAP

Shay Stark presented an overhead projection and discussed a memo he created for Parkside Cove containing Hillside Drive and the extension of Hillside Drive. He expressed one of his major concerns is the caul-de-sac on Hillside Drive that is at 14% grade right now which is too steep. He explained that we held a 2nd TRC meeting for Parkside Cove and the possible termination of the Hillside Drive extension. The main goal for tonight's meeting is to amend the transportation map and discuss alternatives and different options for the Hillside Drive extension because of the extreme steep slope. He asked do we terminate the street or do we re locate it? Some of the concerns to consider is why was Hillside Drive in the General Plan to begin with? And where could Hillside Drive be re-routed to? He explained how most of the roads in Elk Ridge are steep grades currently and it is doable but what is there to gain by connecting Hillside Drive. Shay Stark, explained his concern if there was a fire, having multiple routes would help with evacuation and safety of the residents.

Stacey Peterson opened the meeting for public comment.

Shawn Eliot discussed a memo he created and handed it out to the Planning Commission members for review. He expressed one of his main concerns for Hillside Drive is the fact that it will end up being a collector road because it will become the short cut to Elk Ridge Drive. This would be the longest, steepest and most narrow local road in Elk Ridge city, but would end up becoming a collector road because of the short cut it would create. Mr. Eliot explained that speed would become an issue because Hillside Drive would be such a long road and it could create a lot of safety concerns. He mentioned that through a senior development the senior code only allows for roads within the development to have up to a 6% grade. Mr. Eliot explained that the city could put in speed tables if the extension of Hillside Drive was put in but they only work if done as part of a system or series of speed tables so drivers don't speed up. He mentioned Hillside Drive would require 8 speed tables and they can only be done on grades under 5% which is also an issue.

Lari Fitzgerald stated that she is very concerned with the extension of Hillside Drive because a lot of people are already injured on the existing Hillside Drive. She feels the road is already too curvy, steep and narrow and there are many other factors but it is already a very dangerous road. Mrs. Fitzgerald explained how many residents use Hillside Drive to walk to the city park and if more cars are going to be using Hillside Drive if the extension passes than will the liability to the city go up because a lot of people are already getting hurt on that road with less traffic.

Rob Fitzgerald stated that he agrees with Shawn Eliot and he is concerned because we will be violating every aspect of the code there is to violate that we have in place right now, the road is too steep and too long. They were not worried were they built their home because it is a cul-de-sac and they were under the impression that the road would never connect. Mr. Fitzgerald proposes that we do not extend Hillside Drive to Elk Ridge Drive, it would be too narrow and too dangerous. He feels that when a diagonal road is put in people in their minds see it as a faster way to get where they need to go and there will end up being more traffic because most of the south end of Elk Ridge will use this as a collector road not a local road.

Keith Hays explained he has been aware of the extension of Hillside Drive since he moved in. He proposed that Planning Commission come and sit on his lawn and watch the speed of the cars traveling down Hillside Drive. Mr. Hays explained that because it's a very steep downhill slope that cars tend to just go faster and they are traveling 40+ mph which is just too dangerous and well above the speed limit.

Debbie Currie stated she feels that Hillside Drive would end up turning into a freeway and we might as well put one in. She explained that the city shouldn't break an exception just to get Hillside Drive extended.

Brian Burke explained that he was on city council and Hillside Drive was voted most dangerous areas in Elk Ridge city. He has an autistic child that heads for the road every time the child is outside. Mr. Burke is concerned about the speed of cars coming down Hillside Drive and the extension of that road would make even more traffic and speed would be an even greater concern. He stated that the part-time sheriff that we have now makes it difficult to monitor speeds of cars travelling down Hillside Drive. Mr. Burke feels that the extension will definitely bring more traffic and speed is one of his main concerns.

David Ricard explained that there was a speed trailer on the street in front of his house and he has personally witnessed cars going 60 to 70 mph on Hillside Drive. He is very concerned with the speeds cars are travelling on that road, it's just too dangerous.

Peggy Ipsen explained that she lived in a neighborhood once that had a lot of speed tables and it causes a lot of wear and tear on rescue vehicles and cars and she is not in favor of the speed tables.

Nathan Ekstrom agrees with what has been said so far. He has a son that was almost hit by a car and he is no longer aloud to ride his bike or walk down Hillside Drive. Mr. Ekstrom is very concerned with the safety of Hillside Drive now and the extension would make safety a bigger issue.

Jack Waterman explained that momentum gets you on Hillside Drive no matter what. His main concern is safety and with the extension of Hillside Drive if approved it would turn that road into a speedway.

Stacey Peterson closed public comment.

Stacey Peterson opened discussion between Planning Commission members.

Cody Black explained in his personal opinion he feels that Hillside Drive should be extended. He feels that we need the access to the south part of Elk Ridge to get the residents out safely in case of an emergency. Mr. Black does understand the road is steep but it's equal to a lot of the roads around Elk Ridge. The 10-11% grade is not an issue for the snow plows and can navigate it just fine. He understands that speed is an issue going down Hillside Drive but it's simply an enforcement issue. He feels that speed tables are ok to put in and it wouldn't affect the plows, but he still doesn't recommend the speed tables. Mr. Black explained that during the 2nd TRC meeting they looked at every option they could come up with and this is the only feasible option they can come up with.

Brent Skipper explained the city staff is great and has worked hard to do everything they can to assist Mr. Skipper. He has put in a lot of work and looked into all the pros and cons and different options that he can, even trying to plan for 10-15 years down the road. The best option they have come up with after all the research that would be a benefit it for Hillside Drive to extend down to Elk Ridge Drive.

Paul Crook is very concerned if there is a natural disaster that people won't be able to get out ok because there will only be one road and firetrucks can't get up to fight the fire and cars can't come down to escape the fire. He feels that safety is a major concern especially since we live on a hillside.

Jim Chase explained that he lives on Park Drive which is a very busy road and feels their pain and appreciates all of the public comment tonight. He feels that safety is a major concern and that we really need more than 2 roads for people to be able to get out and emergency vehicles up the hillside if there is ever a wildfire or natural disaster.

David Clark stated he sees a necessity to have Hillside Drive extended and we also need to have traffic enforcement.

Lisa Phillips agreed with what David Clark stated.

Gregg Anderson explained he is holding out for Salem Hills Drive to be connected at the south end of town. He is concerned about the speed of the road going through the senior hills community and would like to see more stop signs put in.

Stacey Peterson feels that Hillside Drive is a very dangerous road and that needs to be enforced somehow. She asked if 55 and older is really considered a senior community. Is it legal to have Hillside drive extended through?

Shay Stark explained that it still exceeds the code no matter what and exceptions would need to be made. He explained that the recommendation is up to planning commission to amend the transportation map or not and what planning commission needs to ask themselves is how important is it that Hillside Drive go through?

David Clark stated he now feels that the road going through wouldn't be a benefit and has changed his mind, he is more concerned with the issue of safety.

Stacey Peterson feels that we do not have enough information on this and we need to run some more numbers and statistics.

Brent Skipper, developer, pleaded with Planning Commission members that they come to a decision and make a recommendation to move forward with this development and get it going in the right direction.

Sam Drown, developer, explained that Planning Commission has had ample time to research the development and would like it to proceed forward as well.

GREGG ANDERSON MOTIONED AND DAVID CLARK SECONDED TO AMEND THE GENERAL PLAN SO HILLSIDE DRIVE WON'T GO THROUGH. VOTE: YES - (4), NO - (2), ABSENT - (1) COLIN LOGUE

PAUL CROOK AND JIM CHASE VOTED NO, WITH NO FURTHER COMMENT.

OTHER ACTION ITEMS

3. PRELIMINARY PLAT APPROVAL FOR PARKSIDE COVE

Shay Stark presented an overhead view and discussed a memo he prepared. He explained the Planning Commission discussed the Parkside Cove Preliminary Plat Application. A public hearing was held and several of the surrounding property owners and residents along the north end of Hillside Drive were in attendance and voiced concerns over property values, slopes on Hillside Drive and increased traffic if Hillside is extended to Elk Ridge Drive. The staff discussed concerns about the grades on Hillside Drive and drainage concerns. The Planning Commission tabled the decision until other options were considered. During the next week the Developer met with city staff to discuss other alternatives to the routing of Hillside Drive and provide clarification on the drainage. The results of the discussion concerning Hillside Drive have been discussed and staff is comfortable with the proposed plan. The Developer is willing to push Hillside Drive through as proposed or terminate it based upon the Planning Commission decision. The overall layout would change very little if Hillside drive were terminated, other than a second entrance on to Park Drive which would be required near the east end of the loop. Mr. Stark stated the staff recommends the approval of the Parkside Cove Subdivision incorporating the Planning Commission's decision concerning Hillside Drive.

GREGG ANDERSON MOTIONS AND DAVID CLARK SECONDS TO APPROVE A CAUL-DE-SAC THAT MEETS CITY CODE ON THE TERMINATION ON HILLSIDE DRIVE, THE EXTENSION OF HILLSIDE DRIVE IS REMOVED, THE GRADES ON HILLSIDE DRIVE ARE ADJUSTED DOWN, THE CONNECTION WITH PARK DRIVE IS MADE AND AN EXCEPTION TO 6% ON HILLSIDE DRIVE MADE. VOTE: YES - ALL (6), NO - NONE, ABSENT - (1) COLIN LOGUE

CITY BUSINESS

9. CITY COUNCIL UPDATE

No update to report

10. OTHER BUSINESS

Shay Stark recommended the Planning Commission members review the Planning Commission By-Laws and see if any changes need to be made or additional information added to it. Mr. Stark also recommended the possibility of holding a short training between Planning Commission members before or after each Planning Commission meeting to go over the By-Laws and the General Plan.

STACEY PETERSON MOTIONED AND GREGG ANDERSON SECONDED TO ADJOURN THE MEETING. VOTE: YES - ALL (6), NO - NONE, ABSENT - (1) COLIN LOGUE

ADJOURNMENT – meeting adjourned at 9:33 pm

Planning Commission Coordinator